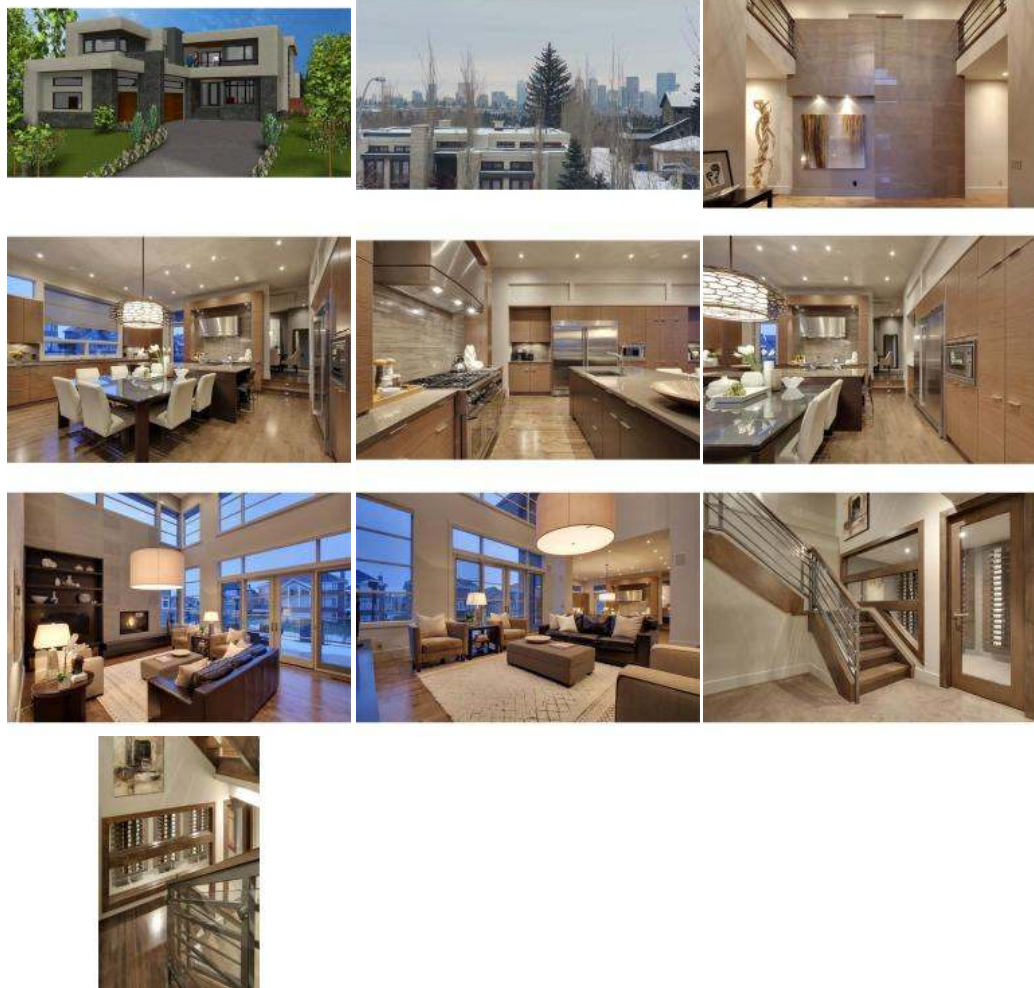



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4208 BRITANNIA DR SW, Britannia, Calgary, Alberta T2S1J3

\$4,450,000

Listing ID: C4000958

3 + 1 3

**Property Type**

Single Family

**Building Type**

House

**Storeys**

2

**Neighbourhood Name**

Britannia

**Title**

Freehold

**Land Size**

W:22.7000m D:58.4800m Shape:REC

**Built in**

2015

**Parking Type**

Attached garage (3)

Show measurements in Imperial

## Description

Welcome to one of the largest South backing lots on Britannia Drive, with excellent CITY VIEWS and a PRIVATE TREED LOT! This spacious, contemporary 2 Storey home offers over 5,500 sqft of Living Space, with over 4,000 sqft above grade, designed for PRIVACY while still capturing the City Skyline from many rooms. SERENITY in your PARK-LIKE YARD - surrounded by mature trees, you will enjoy the outdoor living spaces: outdoor Dining & BBQ separate from the outside Living Room with gas Fireplace and courtyard; patio heated to access the hottub in the winter. Triple Attached Garage is infloor heated, as is the drive. Lots of room for Lifts if desired! Many interior design details that make daily living functional, great layout for entertaining. 3 bedrooms + Bonus Room up, with observation deck off Bonus Room. Still time to make some selections!! Photos are from a similar project, not exactly as shown.

## Details

### Amenities Nearby

Shopping, Public Transit, Schools, Golf Course, Park

### Structures

Deck, Patio(s)

### Features

Treed, Sloping, Back lane, Park/reserve, Wood windows, No Animal Home, No Smoking Home, Skylight, Built-in wall unit

### Utility Type

Cable - Available

### Parking Type

Attached garage (3)

### View

City view

## Building

### Basement Type

Full (Finished)

### Bedrooms - Above Grade

3

### Exterior Finish

Stone, Stucco

### Floor Space

4074 sqft

### Bathrooms (Partial)

1

### Bedrooms - Below Grade

1

### Fire Protection

Alarm system

### Heating Type

Forced air, Radiant heat

### Bathrooms (Total)

3

### Cooling

Central air conditioning

### Fireplace

2

### Style

Detached

## Rooms

Level	Type	Dimensions
Upper Level	Master bedroom	5.49 m x 4.62 m
	Bedroom	4.67 m x 3.86 m
	Bedroom	4.42 m x 4.01 m
	Bonus Room	4.57 m x 4.57 m
	Laundry room	3.86 m x 2.72 m
Lower level	Bedroom	4.32 m x 4.11 m
	Family room	6.12 m x 5.94 m
	Games room	6.15 m x 3.99 m
	Other	3.63 m x 2.49 m
	Storage	3.71 m x 3.10 m
Main level	Kitchen	6.43 m x 6.25 m
	Dining room	3.96 m x 5.33 m
	Great Room	5.84 m x 5.03 m
	Office	4.42 m x 4.27 m
	Other	3.20 m x 2.44 m
	Other	3.81 m x 2.79 m

## Land

### Fencing

Fence

### Land Disposition

Fenced

### Landscape Features

Fruit trees/shrubs

## Walk Score®

**Walk Score®:**  
Somewhat Walkable

**53**



**Phil H. Lepage**  
Associate

☎ 403-259-4141

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Data provided by : Calgary Real Estate Board

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